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9 NORTH ROAD  
Rossendale, BB4 7LH  
£125,000

# 9 NORTH ROAD

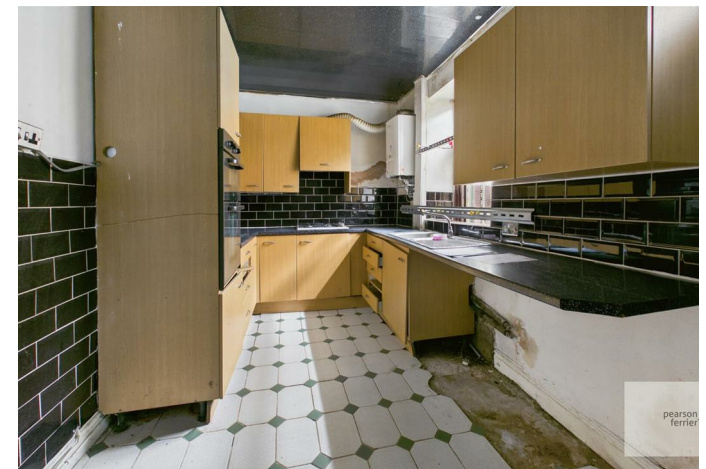
## Property at a glance

- substantial stone terrace
- two beds plus loft room
- no onward chain
- requires modernisation
- close to town centre

North Road, Rawtenstall is a substantial, stone built mid terrace property, offered for sale with no onward chain, but is in need of a comprehensive scheme of refurbishment. The house is within easy reach of the town centre and a short drive to the motorway network. The accommodation briefly comprises; entrance with stairs to the first floor, living room, kitchen, first floor, two bedrooms and bathroom, useful loft room. Outside there is an enclosed rear yard.

Council Tax Band A/Leasehold property unexpired term of 999 years

**PUBLIC NOTICE** WE are acting in the sale of the above property and have received an offer of £112,000. Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place.







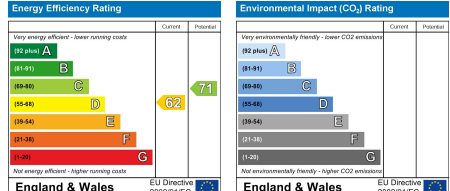
Approximate total area<sup>(1)</sup>  
75.7 m<sup>2</sup>  
Reduced headroom  
11.5 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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